

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	<u>Concord Rd & Eppingham Dr RAB</u>
Code:	<u>n/a</u>
Parcel:	<u>5</u>
Page:	<u>1 of 4</u>

THIS INDENTURE WITNESSETH, That, Majestic Properties II, LLC the Grantor(s) of Jasper County, State of Indiana Convey(s) and Warrant(s) to the Board of Commissioners of Tippecanoe County, the Grantee, for and in consideration of the sum of Two Hundred and Sixty Six Thousand, Three Hundred and Ten 0/100 Dollars (\$266,310.00) (of which said sum \$266,310.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

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The undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to Tippecanoe County real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument
this 1st day of September, 2022.

Majestic Properties II, LLC

Donald Kleinkort MEMBER (Seal) _____ (Seal)
Signature Signature

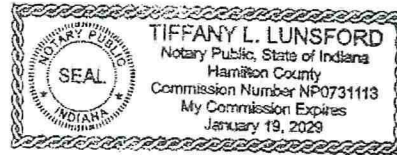
Donald Kleinkort, Member
Printed Name

Printed Name

STATE OF: Indiana

COUNTY OF: Tippecanoe:

SS:



Before me, a Notary Public in and for said State and County, personally appeared
Donald Kleinkort, Member of Majestic Properties II, LLC, the Grantor(s) in the above conveyance, and acknowledged the
execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any
representations contained therein are true.

Witness my hand and Notarial Seal this 1st day of September, 2022.

Signature Tiffany L. Lunsford

Printed Name Tiffany L. Lunsford

My Commission expires 1/19/29

I am a resident of Hamilton County.

EXHIBIT "A"

Project: Concord Road & Eppingham Drive Roundabout
Parcel: 5 FEE SIMPLE
Key #: 79-11-10-377-022.000-031

Sheet 1 of 1

Lot Numbered Two Hundred Four (204) in Stones Crossing Subdivision, Section Three (3), an addition to Wea Township, Tippecanoe County, Indiana, as per Plat thereof, dated July 14, 2004 and recorded July 22, 2004, as Document No. 04021062, in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Board of County Commissioners of Tippecanoe County, Indiana by Beam, Longest and Neff, L.L.C.

Dewey L. Witte 05/11/2022
Dewey L. Witte Date
Indiana Registered Land Surveyor
License Number LS29800022

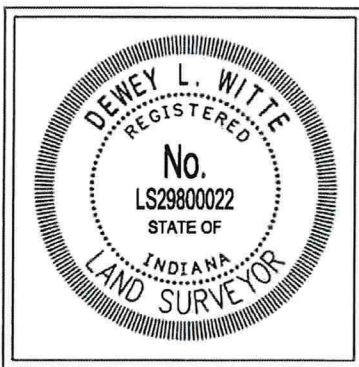
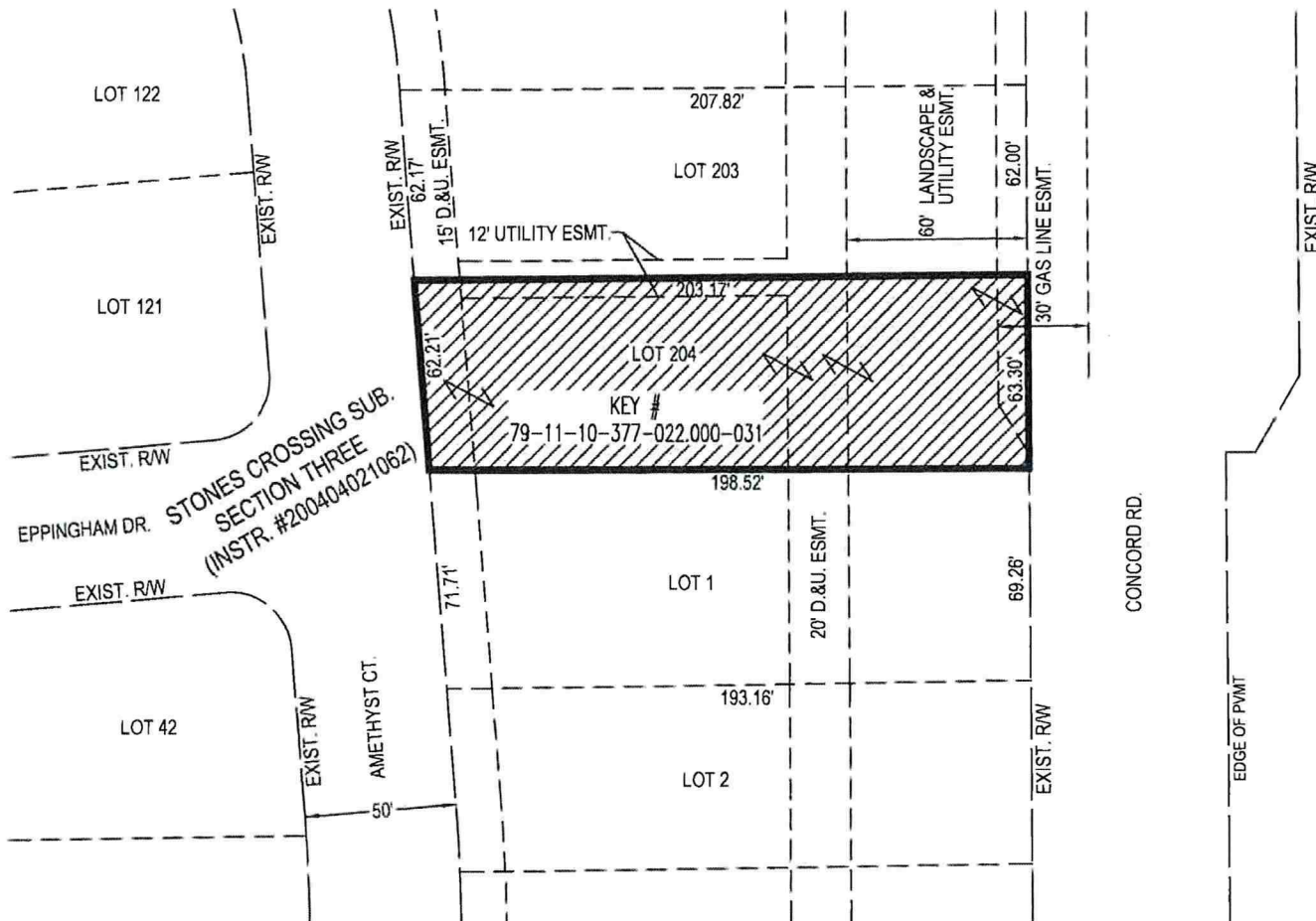


EXHIBIT "B"

R/W PARCEL PLAT

SHEET 1 OF 1

Prepared for the Board of County Commissioners of Tippecanoe County, Indiana
by Beam, Longest & Neff L.L.C. (Job #210097)



NOTE:

THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A FIELD CHECK. ITS SOLE PURPOSE IS FOR GRAPHIC REPRESENTATION AND IN NO WAY IS TO BE CONSTRUED AS A BOUNDARY SURVEY.

Dewey L. Witte 05/11/2022
Dewey L. Witte Date
Registered Land Surveyor No. LS29800022
State of Indiana

BLN
BEAM-LONGEST-NEFF

8320 Craig St. Indianapolis, Indiana 46250
Telephone: (317) 849-5832
www.b-l-n.com



HATCHED AREA IS THE APPROXIMATE TAKING AREA

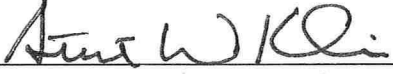
OWNER: MAJESTIC PROPERTIES II LLC
PARCEL: 5
PROJECT: CONCORD RD. & EPPINGHAM DR. ROUNDABOUT
ROAD: CONCORD RD.
COUNTY: TIPPECANOE
SECTION: 10
TOWNSHIP: 22 N.
RANGE: 4 W.

DRAWN BY: E.C. PRICE 05-09-2022
CHECKED BY: D.L. WITTE 05-11-2022

INSTRUMENT #201919020918, DATED 11-22-2019

Dimensions shown are from the above listed Record Documents.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Mason
Attorneys at Law, 200 Ferry Street, Suite C, Lafayette, IN 47901

Billing address for the property taxes is as follows:

Grantee

Tippecanoe County Board of Commissioners
20 North Third Street
Lafayette, IN 47901
Phone: 765-423-9215

A handwritten signature in blue ink, appearing to read "Stewart Kline", is positioned above a horizontal line.

Stewart Kline, Executive Director
Tippecanoe County Highway Department

David S. Byers, President
Tippecanoe County Board of Commissioners

The attached **Warranty Deed – Parcel 5 (Concord & Eppingahm Roundabout Project)**
is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe
in the State of Indiana, on this 7 day of November , 2022

David S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor